

DISTRICT II ADVISORY BOARD AGENDA

**June 8, 2015
6:30 p.m.**

**Fire Station #20
2255 S. Greenwich
Wichita, KS 67207**

ORDER OF BUSINESS

Call to Order

Approval of Minutes for May 11, 2015
Approval of Agenda for June 8, 2015

Public Agenda

The public agenda allows members of the public to present issues not on the agenda to the Board. Each presentation is limited to five minutes unless extended by the Board.

1. Scheduled items

No Scheduled items.

Recommended Action: Receive and file.

2. Off Agenda items

Any individual present that did not request to speak on the public agenda prior to the meeting may speak at this time.

Recommended Action: Receive and file.

Staff Reports

3. Community Police Report

Community Police Officers for beat areas in District II will report on specific concerns.

Recommended Action: Receive and file

4. Fire Department Report

Fire Department Staff for fire stations in District II will report on specific concerns.

Recommended Action: Receive and file

5. Park and Recreation Department

Park and Recreation Staff for parks in District II areas will report on specific concerns.

Recommended Action: Receive and file

New Business

6. ZON2015-00019 - Long-term stay hotel/motel

Dale Miller, Metropolitan Area Planning Department, will present the request from Venture

Golf Partners II LLC / Stephen N. Sonneman for a change from LI Limited Industrial to GCV General Commercial. The application area is 1.6 acres of platted land zoned Limited Industrial (LI) located at 3949 North Comotara, which is located north of East Thorn Drive and west of the North Comotara Street cul-de-sac (1,000 feet north of East 37th Street North, 2,000 feet east of North Rock Road). The property is developed with two buildings which house a hotel or motel, The Inn at Willowbend. The first of the hotel/motel buildings was constructed about 1995. The LI zoning district permits a hotel or motel as a use by right. The Unified Zoning Code (UZC, Article II, Section II-B.6.g) defines a “hotel or motel” as “an establishment used, maintained or advertised as a place where sleeping accommodations are supplied for short term use by transient guests, usually for less than a week” Additionally, the UZC defines “transient guest” as “a person who occupies a room for a period of less than one week at a time.” (Article II, Section II-B.13.f) The applicant has clients that rent hotel or motel rooms for considerably longer than one week. At one point the site had signage advertising the site’s facilities as an apartment. In refinancing the hotel or motel property, staff was asked if the longer than a week stays at the hotel/motel were legal as a hotel or motel use or if, by definition, the longer stays constituted an “apartment” or “group residence” use. The LI zoning district does not permit any residential uses, such as an apartment or group residence, either by right or with conditional use approval. The applicant met with staff to review the situation. It was determined that the best way to address any concerns about refinancing the hotel/motel was to rezone the property from the LI district to the General Commercial (GC) district, which permits residential uses by right.

The other alternative to address the applicant’s situation was to have the applicant request a formal interpretation from the zoning administrator regarding the legality of the longer stays. Assuming the zoning administrator determined the longer term stays did not constitute a prohibited residential use, such a ruling would not preclude some other interested party from appealing the interpretation to the Board of Zoning Appeals. The potential for an appeal would have left the applicant without a failsafe resolution and could jeopardize the applicant’s refinancing opportunities. Therefore, the proposed zone change has been requested to permit long term stays.

Recommended Action: That the District Advisory Board recommend that the request be approved.

Board Agenda

7. Updates, Issues, and Reports

Report on activities, events, or concerns in the neighborhoods and/or District II.

- **Council Member Meitzner**
- **DAB Members**

Recommended Action: Provide comments/ take appropriate action

General Comments/ Announcements:

Next Meeting: The next meeting for District Advisory Board II will be at 6:30 p.m. on Monday, July 13, 2015, at Fire Station #20, 2255 S. Greenwich, Wichita, KS 67207.

Adjournment